

IN RE: PETITION FOR VARIANCE  
E/S North Point Road, 414' W of  
the c/l of Elmore Avenue  
(7608 North Point Road)  
15th Election District  
7th Councilmanic District  
  
Patsy S. Wendler  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-103-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 7608 North Point Road, located in the Edgemere area of southeastern Baltimore County. The Petition was filed by the owner of the property, Patsy S. Wendler. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized building lot with a width of 50 feet in lieu of the minimum required 55 feet. The subject property and relief sought are more particularly described on the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Patsy Wendler, property owner, and her son, Scott Wendler. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 7,500 sq.ft. zoned D.R. 5.5 and is presently unimproved. This property is located within an older subdivision known as Triple Union Annex which was laid out many years ago with 50-foot wide lots. The Petitioner testified that she and her late husband purchased the subject property and two adjoining lots in 1965. Mrs. Wendler presently resides two doors away from the subject property and one vacant lot remains between her property and the subject lot. She testified that they purchased the property at that time with the intention of giving a lot to each of their children for

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

the purpose of building their own home. Testimony revealed that Mrs. Wendler's son, Scott, now wishes to build a home for himself and his family on the subject lot. The proposed dwelling will meet all other building and setback requirements. Mrs. Wendler testified that her husband passed away in 1985 and that she wants her children to live nearby. If strict compliance with the zoning regulations is required, she would have to give up the remaining lot. In further support of her request, the Petitioner testified that she has spoken with her neighbors who have no objections to the variance relief sought.

It should also be noted that this property is located within the Chesapeake Bay Critical Areas near Back River. Therefore, development of the subject property must comply with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) in accordance with Critical Areas legislation.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it appears that the relief requested should be granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and to require strict compliance with the regulations would result in practical difficulty and unreasonable hardship for the Petitioner. Furthermore, the variance requested will not cause any injury to the public health, safety or general welfare and is in harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2<sup>nd</sup> day of November, 1994 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an undersized building lot with a width of 50 feet in lieu of the minimum required 55 feet for a proposed dwelling in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner

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Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

November 2, 1994

Ms. Patsy Wendler  
7614 North Point Road  
Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE  
E/S North Point Road, 414' W of the c/l of Elmore Avenue  
(7608 North Point Road)  
15th Election District - 7th Councilmanic District  
Patsy S. Wendler- Petitioner  
Case No. 95-103-A

Dear Ms. Wendler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; File

**MICROFILMED**





# Petition for Variance

CRITICAL

to the Zoning Commissioner of Baltimore County

for the property located at

7608 N. Point Rd. BALT. Md. 21219

which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1 --- To allow a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

undersized LOT

my husband and I purchased the Property with the understanding the lots would be used later by our children to build their ~~own~~ homes. For them to go elsewhere would be beyond their financial ability and would cause them great heartship.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Printed with Soybean Ink  
on Recycled Paper

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

PATSY S. WENDLER

(Type or Print Name)

Patsy S. Wendler

Signature

(Type or Print Name)

Signature

7614 N. Point Rd. H(410) 477-2816  
Address W(410) 477-0400  
Phone No

BALT. Md. 21219  
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

3/4 hr.

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

9-16-94

#104

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ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR

75-103-A  
7608 N. POINT Rd. BALT Md 21219  
(address)  
Election District 15 Councilmanic District 7

Beginning at a point on the EAST side of  
(north, south, east or west)

N. POINT Rd. which is 24'  
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 414' North West of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street ELmore Ave.  
(name of street)

which is 30' wide. \*Being Lot # 76  
(number of feet of right-of-way width)

Block —, Section # — in the subdivision of

Triple Union Annex as recorded in Baltimore County Plat  
(name of subdivision)

Book # 8, Folio # 58, containing

(square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then attach a copy of the deed to this form.

104

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**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

93-103-H

District: 15th Date of Posting: 9/30/94

Posted for: Variance

Petitioner: Patsy S. Wendler

Location of property: 7608 N. Point Rd., E/S

Location of Signs: Facing roadway on property being zoned

Remarks: \_\_\_\_\_

Posted by: M. Phaley Date of return: 10/7/94  
Signature

Number of Signs: 1



RECEIVED

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-103-A  
(Item 104)  
7608 North Point Road  
E/S North Point Road, 414'  
of c/l Elmore Avenue  
15th Election District  
7th Councilmanic  
Petitioner(s):

Patsy S. Wendler,  
Hearing: Wednesday,  
October 19, 1994 at 9:00  
a.m. in Rm. 106, County Of-  
fice Building.

Variance to allow a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible; for special ac-  
commodations Please Call  
887-3353.

(2) For information concern-  
ing the File and/or Hearing, Please  
Call 887-3391.  
9/355 Sept; 29.

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Sept. 29, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 29, 1994.

THE JEFFERSONIAN,

*A. H. Henikson*

LEGAL AD. - TOWSON

RECORDED





Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

CRITICAL  
AREA

receipt

95-103-A

Account: R-001-6150

Date 9-16-94

Item Number 104

Taken in by: [Signature]

owner: Wendler

site: 7608 North Point Rd

# 010	Residential Variance Filing fee	50. <sup>00</sup>
# 080	Sign & Posting	35. <sup>00</sup>

RECEIVED

Total - \$ 85.<sup>00</sup>

0300380045M10100

31 0303108000-10 94

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Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 104

Petitioner: \_\_\_\_\_

Location: 7608 N. POINT Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PATSY S. WENDLER

ADDRESS: 7614 N. POINT Rd.

BALT. Md. 21219

PHONE NUMBER: (410) 477-0400 D (410) 477-2816

AJ:ggs

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(Revised 04/09/93)



**INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM**

**TO:** Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

**B-212376**  
Permit Number

**FROM:** Arnold Jablon, Director, Zoning Administration and Development Management

**RE: Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

**MINIMUM APPLICANT SUPPLIED INFORMATION:**

☐ PATSY S. WENDLER 7608 N. POINT RD. W(410)477-0400 H(410)477-2816  
Print Name of Applicant Address Telephone Number

☐ Lot Address 7608 N. POINT RD. Election District 15 Council District 7 Square Feet 7500

Lot Location: N E S W (side) / corner of N. POINT RD. 414' feet from N E S W corner of ELMORE AVE  
(street) (street)

Land Owner PATSY S. WENDLER Tax Account Number 15-23-156120

Address 7614 N. POINT RD. Telephone Number W(410)477-0400 H(410)477-2816  
BALT. MD. 21219

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)

	<b>PROVIDED?</b>	
	<b>YES</b>	<b>NO</b>
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Site Plan		
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies) (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)		
Adjoining Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Surrounding Neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Residential Processing Fee Paid  
Codes 030 & 080 (\$85)

Accepted by \_\_\_\_\_  
ZADM

Date \_\_\_\_\_

*Femo Map # 555,  
Flood Zone C.*

**TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!**

**RECOMMENDATIONS/COMMENTS:**

☒ **Approval**      ☐ **Disapproval**      ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

*RETURN TO  
GWEN S.*

Signed by: Francis Morsey  
for the Director, Office of Planning & Zoning

Date: 9/22/94 *11:00 AM*

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

SEPTEMBER 23, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-103-A (Item 104)

7608 North Point Road

E/S North Point Road, 414' of c/l Elmore Avenue

15th Election District - 7th Councilmanic

Petitioner(s): Patsy S. Wndler

HEARING: WEDNESDAY, OCTOBER 19, 1994 at 9:00 a.m. in Room 106, County Office Building.

Variance to allow a buildable lot with a width of 50 feet in lieu of the minimum required 55 feet.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "A" and "J".

Arnold Jablon  
Director

cc: Patsy S. Wendler

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

OCT. 13 1994

Patsy S. Wendler  
7614 N. Point Road  
Baltimore, Maryland 21219

Re:Item #104, Case 95-103

Dear Petitioner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 16, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.  
Zoning Supervisor

*[Handwritten signature]*



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

October 3, 1994

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #104 - Wendler Property  
7608 N. Point Road  
Zoning Advisory Committee Meeting of September 26, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with Chesapeake Bay Critical Area regulations for Limited Development Areas.

J  
JLP:SA:sp  
WENDLER/DEPRM/TXTSBP

*Consent 95-103*

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: October 3, 1994  
Zoning Administration and Development Management

FROM *RWB* Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for October 3, 1994  
Item No. 104

The Developers Engineering Section has reviewed the subject zoning item. North Point Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way. Show the ultimate right-of-way dimension for North Point Road to establish the building setback line along your frontage.

RWB:sw

*RECORDED*

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 09/27/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF 09/26/94

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- 8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING LOTS NUMBERS: 87, 89, 101 AND 104.

RECEIVED

SEP 27 1994

ZADM

REVIEWER: LT. ROBERT P. SAUFERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: September 28, 1994

SUBJECT: 7608 N. Point Road

INFORMATION:

Item Number: 104

Petitioner: Patsy S. Wendler

Property Size: \_\_\_\_\_

Zoning: D.R. 5.5

Requested Action: \_\_\_\_\_

Hearing Date:   /  /  

SUMMARY OF RECOMMENDATIONS:

Based upon a review of the information provided, it appears to this office that the applicant cannot meet the requirements set forth in Section 304 of the Baltimore County Zoning Regulations.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL:lw

RE: PETITION FOR VARIANCE	*	BEFORE THE
7608 North Point Road, E/S North		
Point Road, 414' of c/l Elmore Ave.	*	ZONING COMMISSIONER
15th Election Dist., 7th Councilmanic	*	
	*	OF BALTIMORE COUNTY
Patsy S. Wendler		
Petitioner	*	CASE NO. 95-103-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of October, 1994, a copy of the foregoing Entry of Appearance was mailed to Patsy S. Wendler, 7614 North Point Road, Baltimore, MD 21219, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

Condensation  
address DATE: 9/16/94

OEA: COP  
HISTORIC DISTRICT/BLDG.

PERMIT #: B 212376  
RECEIPT #: A 233028  
CONTROL #: NA  
XREF #:

PROPERTY ADDRESS #7608 N. Point Rd.

☐ YES ☒ NO  
☐ DO NOT KNOW

SUBDIV: Triple Union Annex

TAX ACCOUNT #: 15-23-156120

DISTRICT/PRECINCT

OWNER'S INFORMATION (LAST, FIRST)

NAME: Wendler Patsy Sue SCOTT T

ADDR: 7614 N Point Rd. 21219

DOES THIS BLDG.  
HAVE SPRINKLERS  
YES ☐ NO ☒

FEE: 151+5  
PAID: 156.00  
PAID BY: APP  
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION  
AND KNOW THE SAME IS CORRECT AND TRUE,  
AND THAT IN DOING THIS WORK ALL PROVI-  
SIONS OF THE BALTIMORE COUNTY CODE AND  
APPROPRIATE STATE REGULATIONS WILL BE  
COMPLIED WITH WHETHER HEREIN SPECIFIED  
OR NOT AND WILL REQUEST ALL REQUIRED  
INSPECTIONS.

BUILDING 1 or 2 FAM.

CODE CODE ☒  
BOCA CODE

TYPE OF IMPROVEMENT

- ☒ NEW BLDG CONST
- ☐ ADDITION
- ☐ ALTERATION
- ☐ REPAIR
- ☐ WRECKING
- ☐ MOVING
- ☐ OTHER

TYPE OF USE

RESIDENTIAL

- ☒ ONE FAMILY
- ☐ TWO FAMILY
- ☐ THREE AND FOUR FAMILY
- ☐ FIVE OR MORE FAMILY  
(ENTER NO UNITS)
- ☐ SWIMMING POOL
- ☐ GARAGE
- ☐ OTHER

TYPE FOUNDATION

- ☐ SIAB
- ☒ BLOCK
- ☐ CONCRETE

BASEMENT

- ☒ FULL
- ☐ PARTIAL
- ☐ NONE

NON-RESIDENTIAL

- ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- ☐ CHURCH, OTHER RELIGIOUS BUILDING
- ☐ FENCE (LENGTH HEIGHT)
- ☐ INDUSTRIAL, STORAGE BUILDING
- ☐ PARKING GARAGE
- ☐ SERVICE STATION, REPAIR GARAGE
- ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
- ☐ OFFICE, BANK, PROFESSIONAL
- ☐ PUBLIC UTILITY
- ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
- ☐ SIGN
- ☐ STORE MERCANTILE RESTAURANT
- ☐ SPECIFY TYPE
- ☐ SWIMMING POOL
- ☐ SPECIFY TYPE
- ☐ TANK, TOWER
- ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
- ☐ OTHER

TYPE OF CONSTRUCTION

- ☐ MASONRY
- ☒ WOOD FRAME
- ☐ STRUCTURE STEEL
- ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

- ☐ GAS
- ☒ OIL
- ☐ ELECTRICITY
- ☐ COAL

TYPE OF SEWAGE DISPOSAL

- ☒ PUBLIC SEWER ☒ EXISTS ☐ PROPOSED
- ☐ PRIVATE SYSTEM ☐ SEPTIC ☐ EXISTS ☐ PROPOSED
- ☐ PRIVY ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1.

ESTIMATED COST: \$ 70,000.00

OF MATERIALS AND LABOR

PROPOSED USE: SFD

EXISTING USE: Vacant lot

OWNERSHIP

- ☐ PRIVATELY OWNED
- ☐ PUBLICLY OWNED
- ☐ SALE
- ☐ RENTAL

RESIDENTIAL CATEGORY: 1.

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. MIDRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. Y 2. N

POWDER ROOMS

BATHROOMS 2

KITCHENS 1

CLASS 4

LIBER 8

FOLIO 58

APPROVAL SIGNATURES

DATE

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR 3147

SIZE 150X350

WIDTH 52

FRONT STREET

DEPTH 28

SIDE STREET

HEIGHT 25.9

FRONT SETBK 50

STORIES 1+BAS

SIDE SETBK 11/11

LOT #'S 76

SIDE STR SETBK

CORNER LOT

REAR SETBK 48

1. Y 2. N

ZONING

BLD INSP :

BLD PLAN :

FIRE :

SEDI CTL :

ZONING 109: 12.7. etc file

PUB SERV :

ENVRMNT 916 OK TO FILE - CK

ADDRESS 123 K 123

PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

95-103-A NEW COURTS BLDG  
WENDLER Patsy Sue LOT-

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Patsy S. Wendler  
Scott Wendler

7614 North Point Road



Printed with Soybean Ink  
on Recycled Paper

000000000000

Plat to accompany Petition for Zoning ☒ Variance

95-103-A

PROPERTY ADDRESS: 7608 N Point Rd.

see pages 5 & 6 of the

Subdivision name: Triple Union Annex

plat book # 8, folio # 58, lot # 76, section # —

OWNER: Patsy S. Wendler

LOT 62 LOT 63 LOT 64

Mr + Mrs Foulke  
7605 WINDSOR AVE

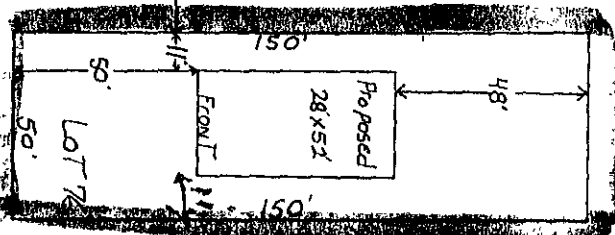
NECANT LOT

EXISTING DWEL  
Front

Mr + Mrs KANOUR

EXISTING DWEL  
7606  
Front

37' LOT-77



NECANT LOT

Patsy S Wendler

EXIST DWEL

EXIST DWEL

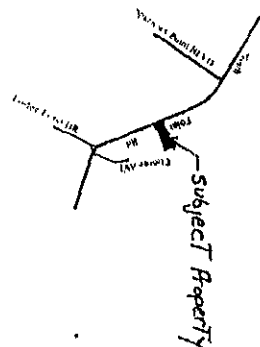
VACANT LOT

7608 N. POINT RD.  
(24' PAVING)

PETITIONER'S  
EXHIBIT NO. 1

☐ Special Hearing

CHECKLIST for additional required information



Vicinity Map  
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1" = 200' scale map #: SE 6 I

Zoning: DR 5.5

Lot size: 0.17 acreage 7500 square feet

FEMA Map  
# 555- Flood

SEWER: ☒ ☐  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 104 CASE #:

North  
date: 8/19/94  
prepared by: ALV

Scale of Drawing: 1" = 50'

PETITIONER'S  
EXHIBIT NO. 2

95-103-A

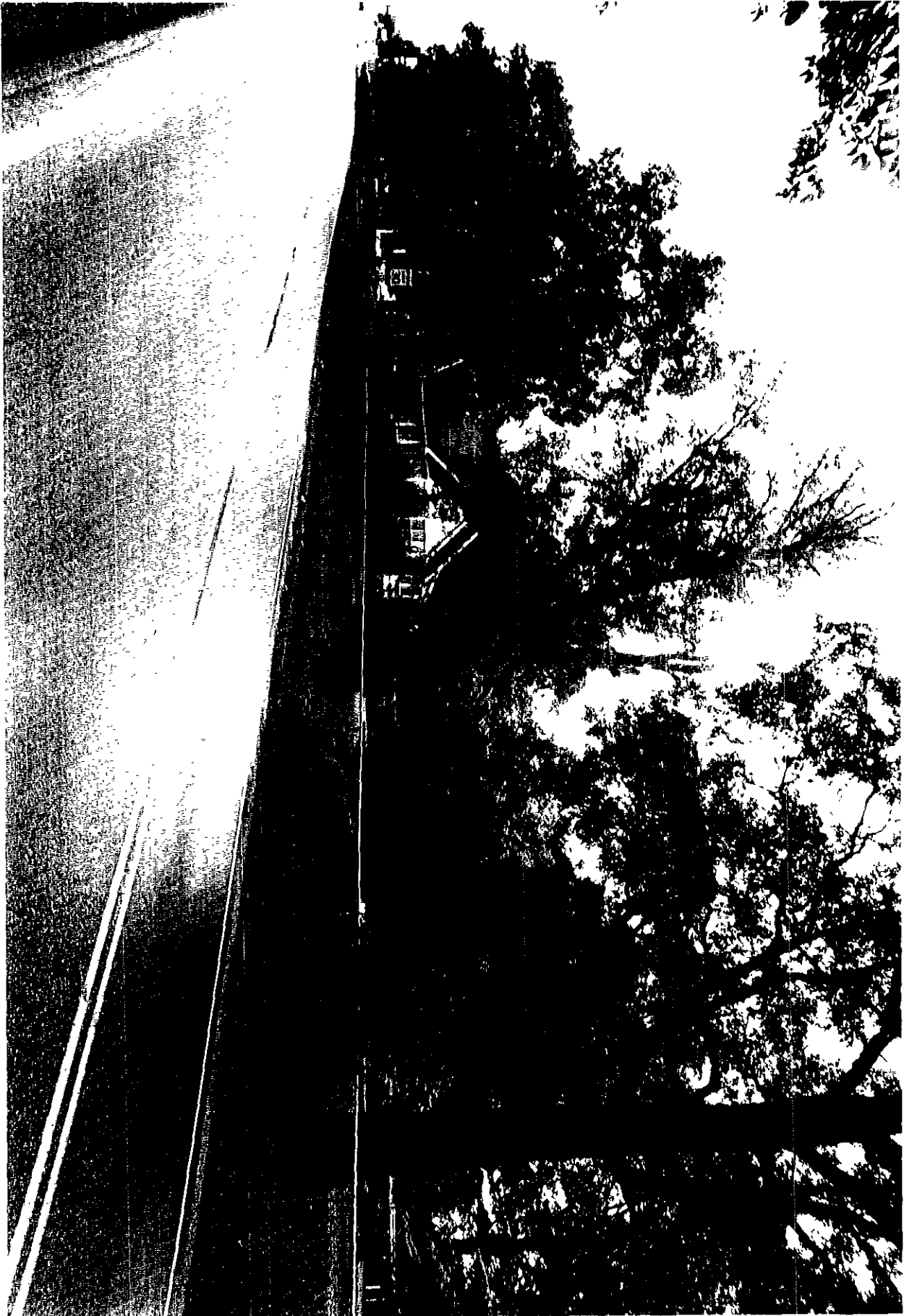


MICROFILMED

95-103-A



MICROFILMED





95-103-A



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MICROFILMED

95-103-1A

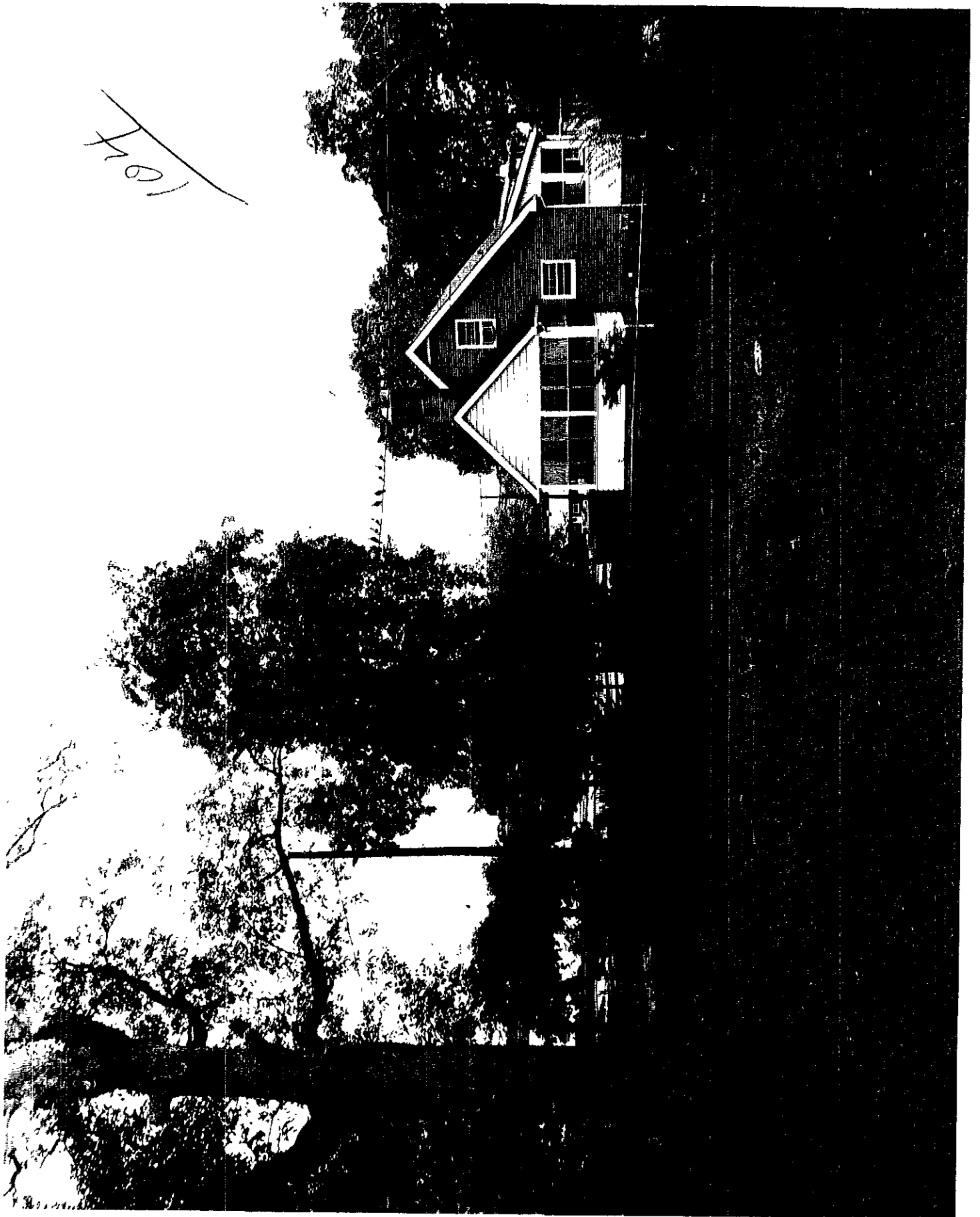


10/10/11/11/11



95-103-A

104



MICROFILMED



95-103-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	NORTH POINT EDGEWERE	6-1
DATE OF PHOTOGRAPHY		MICROFILMED
JANUARY		

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401



95-103-A

BACK

RIVER

WILSON COUNTY METROPOLITAN AREA

LOCATION  
NORTH POINT  
FOGENTERS

SCALE  
1" = 200'

REVISIONS  
BY DATE

DATE OF

ASRANS APRIAL SHI

MICROFILMED